



# **CITY of BEVERLY**

## **PLANNING BOARD**

*191 Cabot Street  
Beverly, Massachusetts 01915  
Phone (978) 921-6000  
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### *Mayor*

*Michael P. Cahill  
Planning Director  
Aaron Clausen  
Chairperson  
John Thomson  
Vice-Chair  
Ellen Hutchinson*

### *Members*

*Catherine Barrett  
Edwin Barrett, III  
Ellen Flannery  
David Mack  
James Matz  
Wayne Miller  
Michael Rotondo*

### AGENDA

#### REGULAR MEETING

**Council Chamber, 191 Cabot Street  
Tuesday, March 15, 2016  
7:00 p.m.**

#### **Call to Order**

1. Subdivision Approval Not Required Plans
    - a. 6 Knowlton Street – William B. Moody, Trustee of Dane Street Real Estate Trust
    - b. Other, if any
  2. Approval of Minutes – December 15, 2015
  3. Special Permit #115-07 for Sam Fonzo Drive and Trask Street (approved March 2008) - Request for Additional Two-Year Extension – C. Ronald Vitale
  4. Open Space Residential Design Site Plan (OSRD) and Definitive Subdivision Plan – Cove Village – 50 and 54 Boyles Street - Request to Release Lots from Form G Covenant and Acceptance of Irrevocable Letter of Credit as Performance Bond – Cove Village , LLC
- Recess for Public Hearings
    - Continued Public Hearing – Open Space Residential Design (OSRD) Site Plan #8-15 and Definitive Subdivision Plan – 11-15 Sunnycrest Avenue – create 6 new residential lots for a total of 7 – PD Building LLC
    - Public Hearing – Site Plan Review Application #120-16 – Redevelop existing gasoline station site with improvements including construction of new 3,520+/- s.f. building, fuel pumps/islands and fuel island canopy – 131 Brimbal Avenue – Sunoco, Inc. (R&M), c/o Michael Grendal
    - Public Comment Period and Public Hearing – Open Space Residential Design (OSRD) Initial Review Application #9-16 – Initial Review and Yield Plan – create 3 or 4 new lots – 122 Cross Lane –Benco LLC

- Reconvene Meeting
- 5. Discussion/Decision: Open Space Residential Design (OSRD) Site Plan #8-15 and Definitive Subdivision Plan – 11-15 Sunnycrest Avenue – create 6 new residential lots for a total of 7 – PD Building LLC
- 6. Discussion/Decision: Site Plan Review Application #120-16 – 131 Brimbal Avenue – Sunoco, Inc. (R&M), c/o Michael Grendal
- 7. Discussion/Decision: Open Space Residential Design (OSRD) Initial Review Application #9-16 – 122 Cross Lane – Benco LLC
- 8. Discussion/Recommendation to City Council on City Council Order #014: Zoning Amendments relative to various sections of the Zoning Ordinance, Chapter XXXVIII
- 9. Set Public Hearing Date – Site Plan Review Application #121-16 – Construct 2-story building containing approximately 80,000 sq. ft. gross floor area for engineering, fabrication, distribution and related office uses – 102 Cherry Hill Drive – 102 Cherry Hill Development, LLC
- 10. New or Other Business
  - a. If any. This agenda item may include requests to set public hearing dates; requests to establish surety, sign plans, reduce or release performance bonds or other actions pertaining to the administration of subdivision approvals, which could include review and approval of preliminary subdivision plans; requests for minor modifications of site plans; requests for informal discussion over potential future projects; requests for administrative actions and/or recommendations pertaining to zoning amendments.
- 11. Adjournment

**REMINDER:**

- **APRIL 4, 2016 JOINT PUBLIC HEARING @ 8:00 P.M. WITH CITY COUNCIL (COUNCIL CHAMBERS) RE: AMENDING IR OVERLAY ZONING DISTRICT MAP AND SPECIAL MEETING TIME TBD**